

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S of Jeffers Road, 225' W	*	DEPUTY ZONING COMMISSIONER
centerline of Jeffers Circle	*	
9th Election District	*	OF BALTIMORE COUNTY
4th Councilmanic District	*	
(1505 Jeffers Road)	*	CASE NO. 02-312-A
Eleanor C. & William L. Schneider	*	
Petitioners	*	

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Eleanor C. & William L. Schneider. The variance request is for property located at 1505 Jeffers Road in the Towson area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (attached garage) with a side yard setback of 1 ft. and a sum of side yard of 19 ft. in lieu of the required 10 ft. and 25 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER FOR THE DEPUTY ZONING COMMISSIONER  
 DATE 2/28/02  
 BY R. J. JAMESON

2/28/02  
R. J. Peterson



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

February 28, 2002

Mr. & Mrs. William L. Schneider  
1505 Jeffers Road  
Towson, Maryland 21204

Re: Petition for Administrative Variance  
Case No. 02-312-A  
Property: 1505 Jeffers Road

Dear Mr. & Mrs. Schneider:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1505 JEFFERS ROAD  
which is presently zoned DR3-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02-3. C.1 BCZR

To permit an addition (attached garage) with a side yard setback of 1 ft and a sum of side yard of 19' in lieu of the required 10 ft and 25' respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

WILLIAM L. SCHNEIDER  
Name - Type or Print

William L. Schneider  
Signature

ELEANOR C. SCHNEIDER  
Name - Type or Print

Eleanor C. Schneider  
Signature

1505 JEFFERS ROAD (410) 583-5847  
Address Telephone No.

BALTIMORE MARYLAND 21204  
City State Zip Code

### Representative to be Contacted:

Name \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-312-A

Reviewed By JRF Date 1-28-02

Estimated Posting Date 2-10-02

REV 10/25/01

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1505 Jeffers Road  
Address  
Baltimore Md 21204  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. Due to the unusual "pie" shape of the property and only a small portion of the structure encroaching into the setback requirement we are requesting a variance.
2. There is no, nor will there ever be an adjoining property owner affected by the variance due to the stream location to the property.
3. The structure will not encroach upon the easement located beside the property.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William L. Schneider  
Signature

William L. Schneider  
Name - Type or Print

Eleanor C. Schneider  
Signature

Eleanor C. Schneider  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

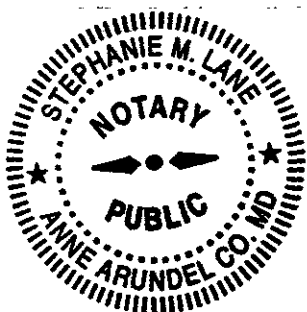
I HEREBY CERTIFY, this 25 day of January, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William L. Schneider and Eleanor C. Schneider  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Stephanie M. Lane  
Notary Public

My Commission Expires 7/05



## ZONING DESCRIPTION

### ZONING DESCRIPTION FOR 1505 JEFFERS ROAD, BALTIMORE MARYLAND 21204

Beginning at a point on the ~~west~~<sup>SOUTH</sup> side of Jeffers Road which is ~~27~~<sup>50</sup> ft wide of right-of-way width at the distance of ~~27~~<sup>225</sup> ft ~~east~~<sup>WEST</sup> of the centerline of the nearest improved street Jeffers ~~Road~~<sup>CIRCLE</sup> which is 50ft wide. Being Lot #34, Block P, in the subdivision of Thornleigh as recorded in Baltimore County Plat Book #23, Folio# 2B containing .23 acres. Also known as 1505 Jeffers Road and located in the 9<sup>th</sup> Election District, 4 Councilmanic District.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 07820

DATE 1-24-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: WILLIAM L. SCHNEIDER  
1505 JEFFERS RD. ITEM # 312  
FOR: 01. VARIANCE TAKEN BY: JRF

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME  
1/23/2002 1/23/2002 09:32:18  
REC 0006 CASHIER KIM KIM DRYMER  
RECEIPT # 063182  
Dept 5 528 ZONING VERIFICATION  
CR #. 007820  
Receipt Tot 50.00  
50.00 CR .00 CR  
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE Case No 02-312-A

Petitioner/Developer SCHNEIDER, ETAL

Date of Hearing/Closing 2/25/02

ATM brand fax transmittal memo 7671		# of pages <u>1</u>
To	From	
Co. ZONING	Co. OK	
Dept.	Phone #	512 4621
Fax #	Fax #	887-3468

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention Ms Gwendolyn Stephens GEORGE ZAHNER

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #1505 JEFFERS RD

The sign(s) were posted on 2/4/02  
( Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/4/02  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

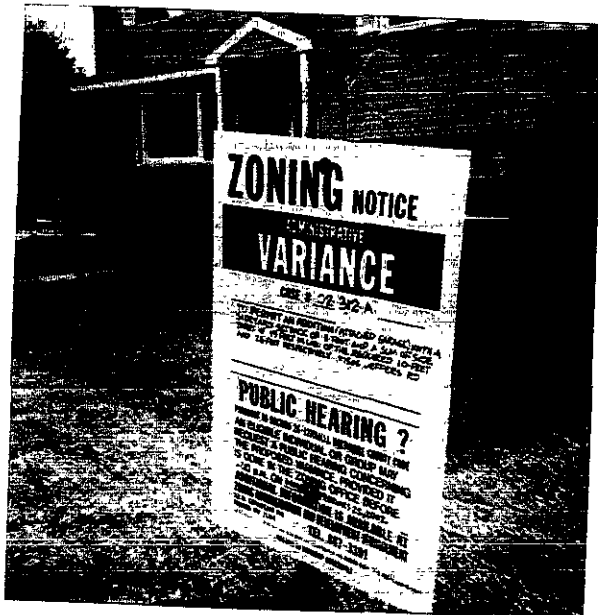
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



02-312  
1505 JEFFERS RD  
2/5/02



# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

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#### For Newspaper Advertising:

Item Number or Case Number: 02-312-A

Petitioner: William L. Schneider

Address or Location: 1505 Jeffers Road Baltimore Md 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: William L. Schneider

Address: 1505 Jeffers Rd

Baltimore Md 21204

Telephone Number: 410 -583-5847

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 02- 312 -A Address 1505 JEFFERS RD.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1-28-02 Posting Date: 2-10-02 Closing Date: 2-25-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 02- 312 -A Address 1505 JEFFERS RD

Petitioner's Name WILLIAM & ELEANOR SCHNEIDER Telephone 410-583-5847

Posting Date: 2-10-02 Closing Date: 2-25-02

Wording for Sign: To Permit an addition Cottached garage) with a  
side yard setback of 1 ft. and a sum of side yard. of 19' in  
lieu of the required 10 ft and 25', respectively.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

February 25, 2002

Eleanor C & William L Schneider  
1505 Jeffers Road  
Baltimore MD 21204

Dear Mr. & Mrs. Schneider:

RE: Case Number: 02-312-A, 1505 Jeffers Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 28, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. GDZ  
Supervisor, Zoning

Review

WCR: gdz

Enclosures

c: People's Counsel

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**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**FROM:** Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 19, 2002  
Item No. 312

**DATE:** March 7, 2002

The Bureau of Development Plans Review has reviewed the subject zoning item.

Part of this site is located in the 100-year flood plain of Roland Run per the F.I.R.M. panel 245E, revised November 17, 1993.

The developer must determine the elevation of the 100-year flood plain with first floor elevation set at 1 foot – 0 inch above the maximum flood level.

The minimum 20 feet building setback is required from the riverine flood plain's freeboard line. This setback applies to the front, rear and side of the structure.

A grading plan must be submitted showing the existing and proposed contours along the proposed work area.

RWB:HJO:cab

cc: File, Dave Thomas



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

February 13, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 11, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 506,  
307, 308, 309, 311, (312)

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RMS*

DATE: March 21, 2002

SUBJECT: Zoning Item 312  
Address 1505 Jeffers Road (Schneider Property)

Zoning Advisory Committee Meeting of February 11, 2001

\_\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

\_\_\_\_\_ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Additional Comments:

The plan needs to be revised to show the adjacent 100 year floodplain and County restored stream. In addition, DEPRM will need to review the building permit.

Reviewer: Mike Kulis

Date: March 21, 2002

AY  
2/25

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** February 27, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

FEB 27 2002

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-205, 02-312 and 02-320

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/LL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.12.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 312

JRF

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 10, 2002

Mr. and Mrs. William Schneider  
1505 Jeffers Road  
Baltimore, MD 21204

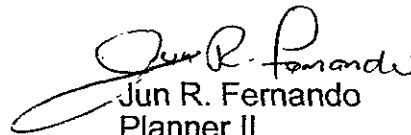
Dear Mr. and Mrs. Schneider:

RE: Spirit and Intent Letter  
Hearing Case No. 02-312-A  
1505 Jeffers Road  
9<sup>th</sup> Election District

Please be advised that, after careful review of your site plan, the Department of Permits and Development Management, zoning review section, has determined that the proposed garage with an area of 432 square feet and changed to 472 square feet as shown on the amended plan does meet the spirit and intent of the Baltimore County Zoning Regulations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

  
Jun R. Fernando  
Planner II  
Zoning Review

JRF:rlh

Enclosure

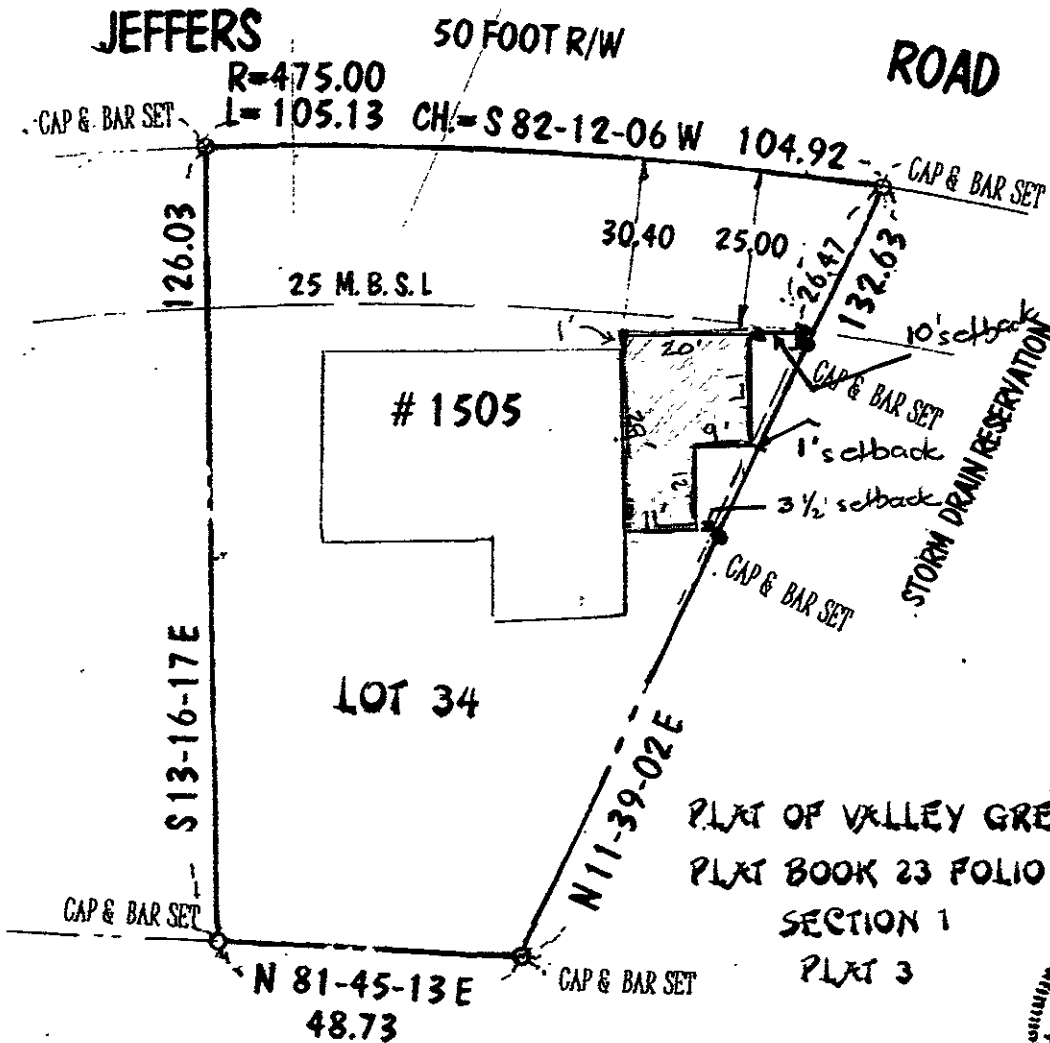
c: Letter File

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on Recycled Paper

TITLE REFERENCE  
WILLIAM L. & ELLEN C. SCHNEIDER  
LIBER 13925 PAGE 710



*OK within  
spirit &  
intent of  
order in  
case  
02-312-A  
LCS  
5/8/02*



**BOUNDARY SURVEY**  
PROPERTY OF  
**WILLIAM L. & ELLEN C. SCHNEIDER**  
KNOWN AS  
**NO. 1505 JEFFERS ROAD**

SCALE 1" = 30' MARCH 28 2009

PREPARED BY  
**THE SURVEYORS**  
PROFESSIONAL LAND SURVEYORS  
3502 HORTON AVENUE  
BALTIMORE, MARYLAND 21225  
*Thomas Mayo Hoffman*  
THOMAS MAYO HOFFMAN PLS 6138

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1505 Jeffers Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

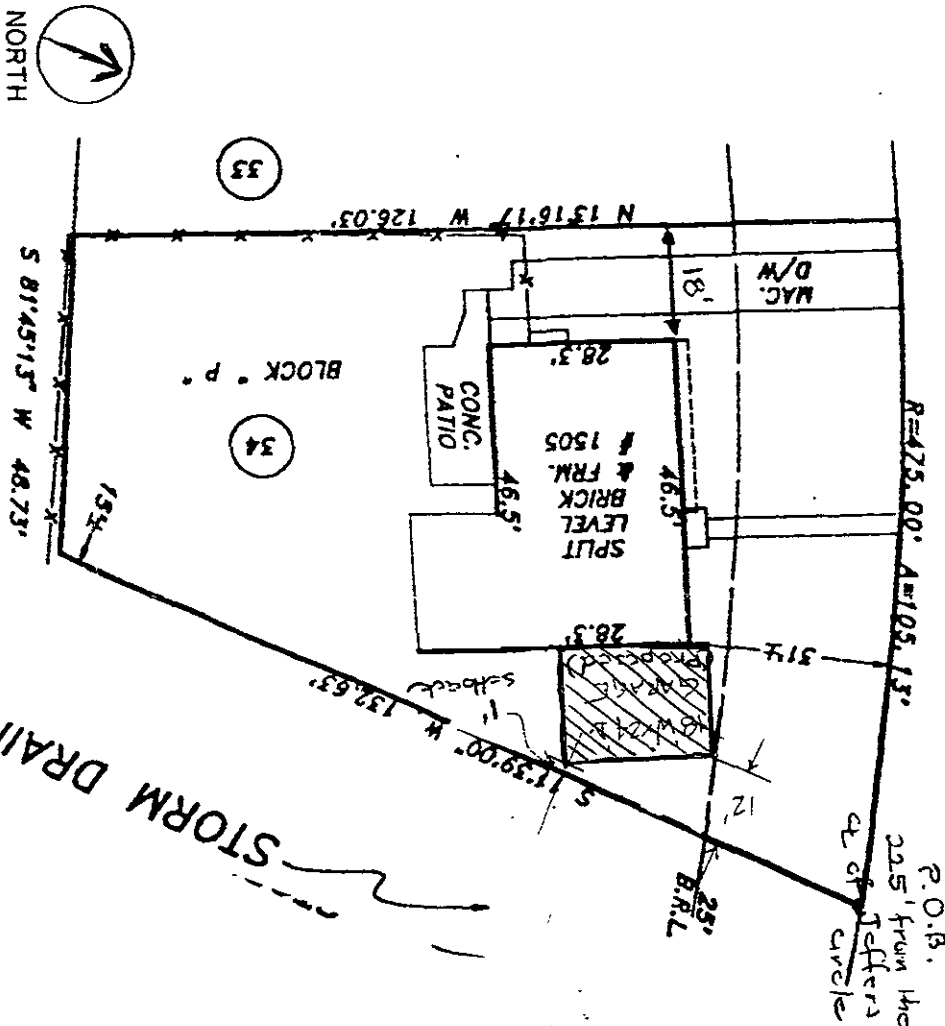
SUBDIVISION NAME THORNTON HEIGHT

PLAT BOOK # 23 FOLIO # 2B LOT # 34 SECTION #    

OWNER William & Ellen Schneider

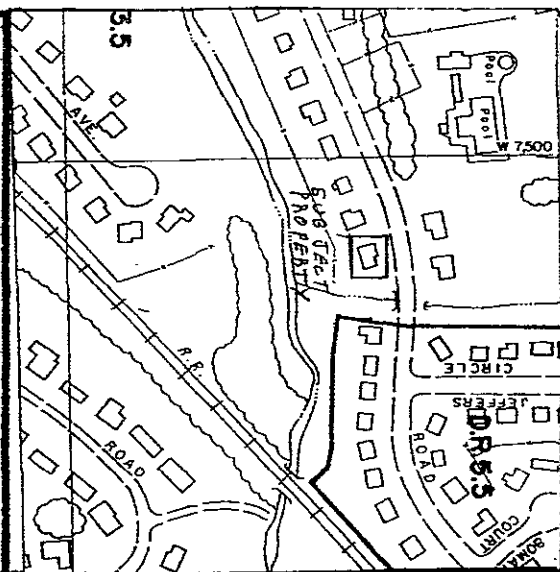
JEFFERS ROAD

50' r/w



PREPARED BY WLS

SCALE OF DRAWING: 1" = 30'



## LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # NW 11 B

ZONING RA. 3.5

LOT SIZE 12.3 ACRES 10337.76 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

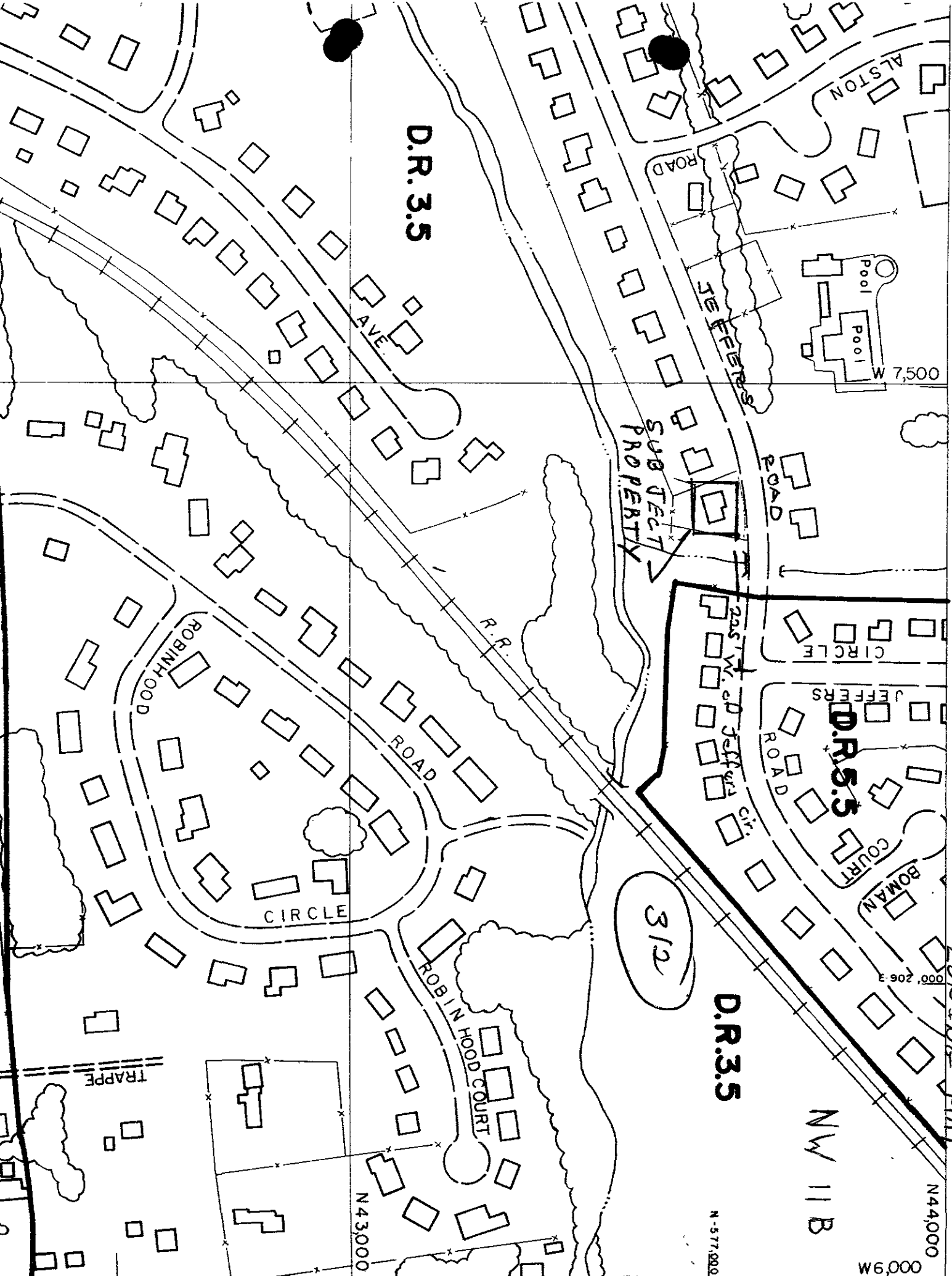
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO  
FLOOD ZONE ☐ YES ☒ NO  
HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY  
REVIEWED BY ITEM # CASE #

JRF 312



D.R. 3.5

AVE

SUBJECT  
PROPERTY

D.R. 5.5

CIRCLE

D.R. 3.5

NW 11 B

N44,000

W6,000

N - 577,000

N43,000

TRAPPE

312

E-902,000

COURT

BOMAN

JEFFERS

CIRCLE

ROAD

ROAD

JEFFERS

ROAD

ALSTON

Pool

Pool

W 7,500

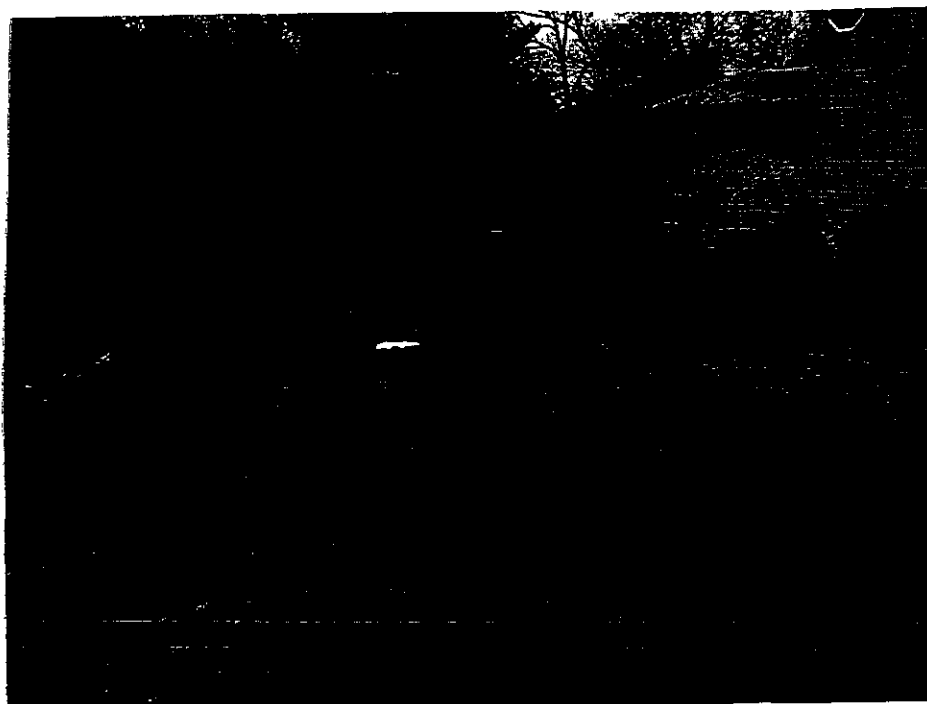
ROBIN HOOD

ROBIN HOOD COURT





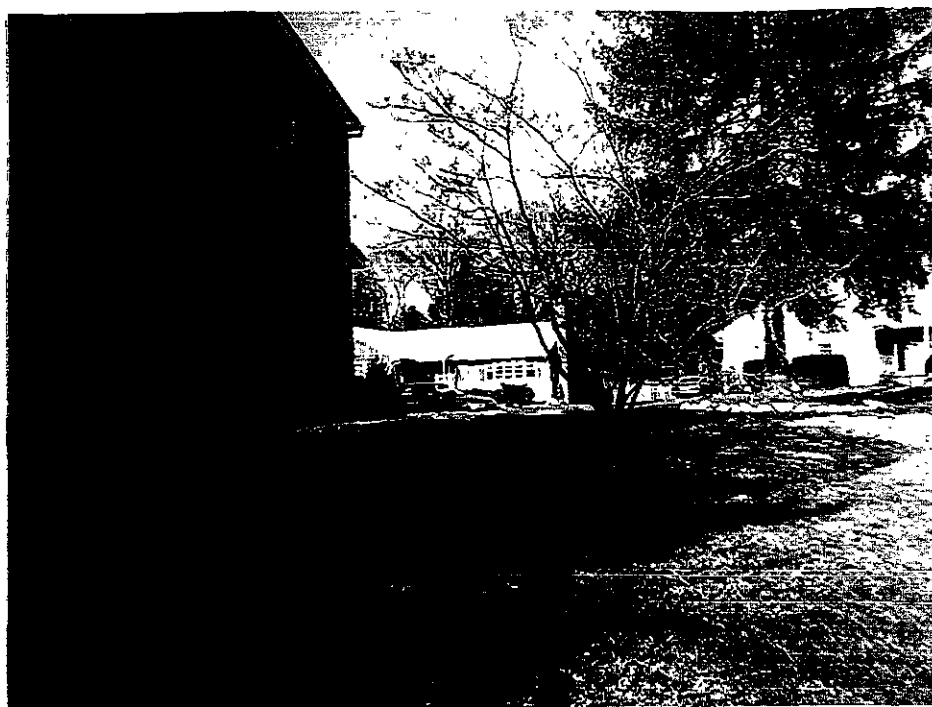
Front Side proposed Addition



EASEMENT Next to proposed Addition



View from Across The Edgecment



View from Back to Front of  
side yard



Neighbor



Neighbor to side of Addition



Opposite side of house  
from Addition.

312



Neighbor